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Report, addressed to the council

London

1864

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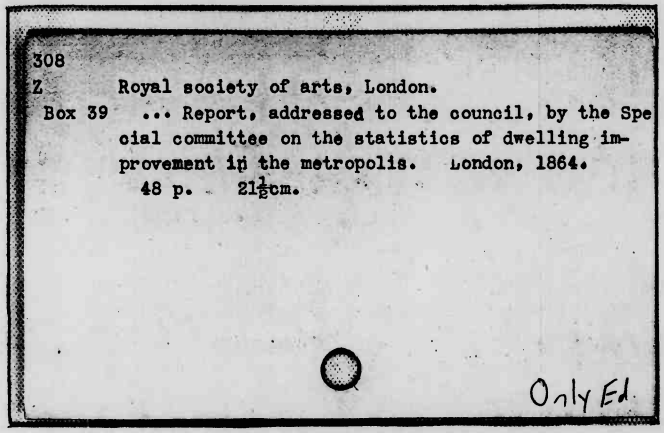
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SOCIETY

FOR THE ENCOURAGEMENT OF

ARTS, MANUFACTURES & COMMERCE,

PRESIDENT: H. R. H. THE PRINCE OF WALES.

REPORT

ADDRESSED TO THE COUNCIL, BY THE SPECIAL COMMITTEE ON THE

STATISTICS

OF

DWELLINGS IMPROVEMENT

IN THE METROPOLIS.

LONDON:

PRINTED BY SIMPKINS, 70½, STRAND, W.C.

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Gift
Prof. Hamlin
19/12/"

SOCIETY OF ARTS.

DWELLINGS STATISTICS COMMITTEE.

HON. & REV. SAMUEL BEST, M.A.
SAMUEL GREGSON, M.P.
CHANDOS WREN HOSKYNS.
THOMAS TWINING, VICE-PRES.
} *Members of Council.*

HENRY M. EYTON, *Architect.*
GEORGE C. RIGBY, *Builder.*

Mar-19 Aug-16

REPORT

ON

STATISTICS OF MODEL DWELLINGS.

To the Chairman of Council.

SIR,

It may be well to preface our Report with a brief recapitulation of the circumstances in which it has originated.

At the meeting of the Council, on the 11th of February, 1863, Mr. Twining offered to collect, at his own expense, in the name of the Society of Arts, information as to the results obtained, in a financial as well as in a sanitary point of view, by the Societies and individuals engaged of late years in providing improved dwellings for the Working Classes in town or country, or in organizing establishments for their benefit. He considered that future operations in this direction might be much facilitated, and enlarged investments materially encouraged, by an insight into the experience which had been laboriously acquired, or by an accurate knowledge of the contrivances which had been found most effective for rendering sanitary and other improvement acceptable to the Poor, and remunerative to Builders and Capitalists.

The authority was readily given, and a circular was accordingly issued, embodying these views, and accompanied with a form for being returned to the Society's Secretary, after being filled in with such information as could be conveniently supplied, under the following heads :—

Name and locality of building.—Name and address of Society or individual to whom it belongs.—Purposes of the building, nature and amount of accommodation.—Have plans, drawings, reports or other information been published; where, and at what price?—Architect.—When opened.—Extent of site.—Peculiarities of construction and internal contrivances.—Materials used and prices.—Management and regulations.—Tariff of charges.—Statistics of occupancy or use during the last year.—Statistics of the chief pursuits of the occupants.—Statistics of death or disease among the occupants.—Financial statement, including cost of site, cost of building, cost of fittings, cost of furniture.—Items of income for the last or any other year or years.—Items of expenditure for the last or any other year or years.—Net income.—Local influences, such as occupations of the neighbouring population, amount of wages, popular habits or prejudices, &c.—Miscellaneous remarks and suggestions for the guidance of persons intending to embark in similar undertakings.

In reference to Cottage Dwellings, the following indications were suggested, in addition to such of the foregoing as might be applicable to the case:—

Number of dwellings in a block or group, and cost.—Number of rooms for each dwelling, their size and height, and whether on one or more floors.—Sanitary arrangements, provisions for sewage and the prevention of nuisances, precautions against damp.—Rent of each dwelling, and rent of ordinary dwellings in the neighbourhood; state with or without gardens.—Yearly expenditure for repairs.

The following additional indications were published in the Journal of the Society of Arts, for December 25th. 1863:—

Subjects for Enquiry in reference to Model Dwellings and other Accommodation for the Working Classes in the Metropolis and Suburbs.

Financial Aspect.

Evidence of financial success or failure, and of the causes which may have chiefly contributed thereto, whether in the designs, the materials used, the more or less happy adaptation to the wants and notions of the class for whom the building is intended, the regulations and management, &c.

Presence or absence of desirable accessory advantages provided for the tenant by the landlord, *e.g.*, water supply, the use of a laundry and drying ground, of baths, of accommodation of household stores, of a hoist, &c.

Building contrivances, or special materials which have been found to diminish certain items of yearly expenditure, such as repairs, rates, insurance, &c.

Average return obtained for capital invested in the erection of dwellings of the old style, and of an inferior class in London.

Estimated amount of interest to be expected from capital invested on a large scale, in supplying the Working Classes of the Metropolis with improved Family Dwellings, Chambers, and other desirable accommodation. State what economic and sanitary conditions or regulations and management are contemplated in these estimates, as essential features.

Results obtainable from appropriating to shops the ground floor of model buildings in populous localities.

Sanitary and Social Aspect.

Remarks as to the sanitary features, and more or less cleanly and well regulated condition of urban and suburban Model or Renovated Buildings.

Statistics of death and disease, as far as they can be fairly assumed to have been influenced by the condition of the establishments themselves, rather than by extraneous or fortuitous causes.

Expedients as to wall-surface, flooring, furniture, &c., which have been found conducive to a healthy condition of the dwellings.

Materials and contrivances which have been found efficient, convenient and cheap, for rendering a building fireproof, or for facilitating the escape of the inmates from the higher stories, *e.g.*, avoidance of timber work, external gallery system.

Authentic indications of moral and social improvement effected by dwellings reform.

Miscellaneous Considerations.

Advantages and drawbacks of the external gallery system.

Financial and economic results obtainable from combining in populous streets: 1. A row of shops on the ground floor. 2. Entresol apartments attached thereto. 3. A superstructure on the external gallery system, the galleries being, according to circumstances, at the front or back of the building. 4. Well-lighted and ventilated work-rooms, or bathing and laundry accommodation. 5. A terrace roof to serve as drying ground, playground, &c.

Co-operative stores, reading rooms, penny savings' banks, and other desirable accessories of large model establishments.

Comparison of the results respectively obtained by the erection of new Buildings and by the adaptationof existing ones, as regards in the first case sanitary and economic advantages, and in the second case the facility and rapidity of the operation, the diminished outlay and the increased return.

What are at the present time the most urgent wants of the Working Classes in the Metropolis, as regards Family Dwellings, Furnished Accommodation for Families, Lodging Houses for single Men, or for single Females, Dormitories for Boys, &c.

Under what circumstances and in what localities may the *adaptation* of existing Houses be adopted as a means of meeting these urgent wants.

What facilities, in the way of eligible sites, convenience of locomotion, or other advantages for the erection of *new* Buildings for the Working Classes on a large scale, exist at present in the Metropolis or Suburbs, or are likely to arise in connection with the projected Metropolitan Improvements and Railway Extensions.

What financial combination may most effectively and safely promote extended investments of capital for the benefit of the Working Classes, *e.g.*, Limited Liability Companies, Co-operative Building Societies, Improved System of Mortgage, &c.

Existing or proposed arrangements for so regulating the Rentals, that after a certain number of years a Working Man may become proprietor of the Cottage which he inhabits.*

Difficulties with regard to collecting of Rents, which have in several instances been an obstacle to the success of Model Buildings, and have led to the entrusting of their collection to a contracting agent.

Best means for enforcing punctual payment as a rule, without precluding leniency as an exception.

Comparison between the results obtained by quarterly and weekly tenancies.

Regulations and difficulties concerning the subletting of Family Dwellings.

* The following is an extract from a letter to Mr. Twining, from James Hole, Esq., dated Leeds, 11th May, 1863:— "We are not only making improved dwellings, but enabling working men to become the owners on very easy terms. By finding a fifth of the cost of the house, and paying the same rent he has been accustomed to pay for an inferior dwelling, a working man becomes his own landlord in 13 years.

Desirable additions to existing legislative enactments, *e.g.*, the Lodging House Act.

Legal enactments or parochial regulations calculated to favour the superseding of unsatisfactory by Improved Dwellings, *e.g.*, Assessment of Dwellings on the external gallery system, as distinct houses. Assessment of the rates on the net instead of the gross rent in blocks of Dwellings (each Dwelling being under a certain rental) where the rates are paid by the landlord and not by the tenant; remission for the first three years of certain rates on Dwellings affording a given amount of accommodation under a given rental, and which shall have been satisfactorily reported on by the surveyor and medical officer of the district, or by other authorised inspectors.

Various expedients with regard to Building Designs and Materials, Management, Private Patronage, and Government Subventions, which have proved successful in other countries.

The inquiry, in pursuing which no pains were spared, brought in a very satisfactory amount of information, concerning the progress of Dwellings Reform in the metropolis and its suburbs, as may be seen by a memorandum inserted in the Journal of the Society of Arts for December 25th, 1863. In order that the evidence thus obtained might be completed, and reduced into such a shape as might make it a convenient means of guidance for future undertakings, a resolution was passed by the Council, on the 4th of November, 1863, appointing a special committee, to consist of the following gentlemen: The Hon. & Rev. Samuel Best, M.A., Mr. Samuel Gregson, M.P., Mr. Chandos Wren Hoskyns, and Mr. Thomas Twining, Members of Council; with Mr. H.

M. Eyton, Architect of the Model Dwellings erected at Hull by the Labourer's Friend Society, and Mr. George C. Rigby, Builder.

The last named gentleman kindly undertook to fill the office of Reporter, with the assistance of Mr. Twining, and occasionally consulting Mr. Eyton as a professional referee, and he has not only classified, collated, and commented on the returns sent in, but he has personally visited nearly all the buildings in question, and several others concerning which no returns had been supplied. The following pages are the result of Mr. Rigby's labours, which your Committee, after due examination, do not hesitate to adopt with a grateful appreciation of his services, whilst at the same time they leave to him the responsibility of his statements and inferences.

Among the particulars sent in there are many details which could not conveniently be brought into the compass of a Report; these are merely indicated, and persons specially interested are referred to the returns in Mr. Twining's possession.

The subject is not exhausted, and on certain points it is proposed to collect and make known supplementary information; but there is much in the present memorandum that may be found practically useful, and it displays a spirit of impartiality in which it is to be hoped that others will take up and pursue the argument.

This Report is confined to Dwellings Reform in the metropolis and its suburbs. As for provincial towns, the correspondence entered into by Mr. Twining with the chief localities in various parts of the kingdom, has supplied no notable amount of information; and as regards agricultural districts, notwithstanding the zealous assistance afforded by the Hon. and Rev. Samuel Best, it has only become evident that in that direction the inquiry, to be successful, must be carried

on by such means as the approaching Conference will have at its command.

S. Best.
S. Gregson.
C. W. Hoskyns.
T. Twining.
H. M. Eyton.
April, 1864. G. C. Rigby.

MEMORANDUM

On the Statistics of Model Dwellings in the Metropolis, prepared for the Dwellings Statistics Committee of the Society of Arts, by G. C. Rigby, Esq.

A considerable amount of valuable information connected with the Dwellings of the Working Classes in the Metropolis has been collected by Mr. Twining, under the authority of the Council, in the form of statistical returns, and I believe it is desirable that these returns should be classified and collated, and that the evidence which they afford should be reduced into such a form, that it may be a means of convenient and useful guidance for the more extended erection of healthy and commodious urban and suburban dwellings for the Working Classes.

I have found it convenient to divide the dwellings on which we possess information into two classes:—Renovated Dwellings, and New Dwellings. In a financial point of view, the former have a decided advantage; and in one instance, that of the Charles Street Renovated Lodging House, belonging to the Labourer's Friend Society, returns of from 12 to 15 per cent. have been obtained.

In many cases indeed, *Renovation* may, on account of its greater facilities, be advantageously adopted; but, of course, more perfect accommodation is afforded by Dwellings specially erected in full accordance with the requirements of sanitary science, the lessons of experience, and the suggestions of philanthropy, and I am convinced that even in this higher field of enterprise, satisfactory results may be obtained by a combination

of the various elements of success, carefully borrowed from the best examples.

Turning our attention first to Renovated Houses, we will subdivide them into Dwellings for Families, and Lodging Houses for single men, or single females. Of the former category the returns in hand afford five examples which, for more convenient comparison, have been condensed in Table I.

I have visited most of these Buildings, and find that in accommodation they are very similar. The rents vary from 4*s.* to 5*s.* for two rooms, and from 1*s.* 6*d.* to 4*s.* for one room. Water closets have been added to each house at the landings, also a tank and good supply of water. The staircases are lighted with gas.

On the whole, I think Clark's Buildings (No. 3) the most usefully suggestive. I was much struck with their satisfactory appearance, which is the more deserving of notice from the circumstance that the return on outlay is as much as 10 per cent., the selection of the property having been judicious, and consequently the expenses for repairs and alterations less heavy than in the other cases.

The Houses in Charles Street, Lisson Grove (No. 5), were until lately in rather an unsatisfactory condition, but having been thoroughly whitewashed and cleansed, they now present a gratifying contrast with the neighbouring houses in the street.

We will now turn to the Renovated Lodging Houses. (See Table II.) Of these there are now seven returns, two having been added to those in the list which appeared in the Society's Journal for December 25th, 1863. It may be noticed that, with the exception of the two establishments belonging to the Labourer's Friend Society, and of one belonging to the Metropolitan Association, the financial results are incomplete. In fact, persons who establish improved Lodging Houses as an honourable means of

obtaining a livelihood, are naturally disinclined to make public their financial results, whilst in other instances where a merely benevolent purpose is aimed at, matters of finance are treated laxly and as a secondary consideration.

Whilst the Lodging Houses of the Labourer's Friend Society in Charles Street and Hatton Garden, return a very high rate of interest, there is on the contrary a loss of 5 per cent. on the Soho Chambers belonging to the Metropolitan Association (No. 3), arising from the large number of vacancies (40 to 50 per cent).* Some of the compartments are very dark, and this circumstance, coupled with the attractions offered at private Lodging Houses in the neighbourhood, such as card playing and less stringent regulations, are the chief causes of this want of success. We have here a confirmation of what Mr. H. Roberts asserts in his Essay on the "Movement for Improved Dwellings for the Labouring Classes" (page 6), namely, that "Experience leads to the general conclusion that in a Lodging House for men, the maximum provision which it is prudent to make in one locality is for about 100. In the event of further accommodation being required, which has occurred at Leeds and Liverpool, it may usually be provided in a separate or an additional building. In most cases the minimum accommodation likely to pay, will be about 50." It must be further noticed that at the Soho Chambers, lodgers are not taken in for a single night; it is true that this is equally the case at the Labourer's Friend Society's House in Hatton Garden, which appears to answer very well, but the premises throughout are of a more inviting character. At the house in Charles Street, Drury Lane, for which the tabular statement shows a still better financial return, a bed can be had for a single night at 4d. This establishment is

* It is true that £100 has been carried to a Sinking Fund.

well deserving of notice for its cleanly and decent appearance, the more so because the locality is one of the worst in London; and, as the regulations are calculated to secure a due regard for decorum, a valuable moral influence is exercised by the Society over those who resort to this neighbourhood, and who chiefly belong to the migratory class attracted to the metropolis in search of employment.

It is a matter of regret that so little has hitherto been done to guide the well-intentioned working man, who comes to London, to those Lodging establishments where he may find cheap and cleanly accommodation, with an efficient protection against immoral influences.

With reference to the Model Lodging House in Great Peter Street, Westminster (No. 4), the following letter from Lord Kinnaird to Mr. H. Roberts (see Mr. Roberts's Essay on the "Improvement of the Dwellings of the Labouring Classes"), may serve as a caution to those whom the example of Charles Street Lodging House might render too sanguine in the calculation of prospective financial results. His Lordship writes, under date of the 15th of September, 1862, as follows: "Our rate was and always has been the lowest charged in the neighbourhood, viz.: 3d. per night, and Sunday free. These houses yielded for many years a very fair return, but during the last two or three years there has been a loss of about £25 per annum, arising from various causes. In the first place, a great portion of the wretched old houses in Westminster have been pulled down, to make room for Victoria Street, and the population to a great extent has migrated to other quarters. Again, the introduction of the Lodging House Act, one of the best measures that ever passed the legislature, has so improved the other Lodging Houses in the district, that people, I find, will rather pay 1d. extra for a bed in other houses as clean now as ours,

than submit to the regulation as to hours, etc., which we think right to enforce. The object, however, I had in view, has been obtained, which is all I could desire, as under the Lodging House Act, Model Lodging Houses for single men are not now so much required in London, where the provisions of the Act are fully enforced by the Police."

I am happy to say that, having recently visited the Peter Street Lodging House, I find that, owing to the exertions of an able superintendent, Mr. Archer, under whose management the establishment was formerly successful, and whose services the proprietors have again secured, the results are rapidly becoming more encouraging than those alluded to by Lord Kinnaird, and it is hoped that a satisfactory financial statement may soon be published.

Victoria Chambers (No. 5), belonging to Mr. Barry, of Ebury Street, deserve to be commended for their light and airy as well as cleanly appearance; they seem to be well appreciated by those for whom they are intended, for during the winter months the manager is frequently unable to admit all the applicants.

Albion Chambers, Dean Street, Soho (No. 6), appear, from the particulars obtained, to be a fair specimen of a well-conducted Lodging House for clerks and warehousemen. They are kept very cleanly, and the outer appearance of the house is good. Men of small means or in difficult circumstances, may find here a decent temporary abode. Though the building was never intended for a Lodging House, the ventilation is pretty good. The compartments are more roomy than at the Soho Chambers.

The Dormitory for Girls, Dudley Street (No. 7), is on a small scale, but interesting on account of the difficulty of organising, on a satisfactory footing, lodging and dormitories for females, shown by the comparative failure of the experiments made in that

direction by the Labourer's Friend Society in Portpool Lane and Hatton Garden.

In reference to this establishment, we find in the return sheet the following remarks :—"The establishment is self-supporting, the receipts just cover the expenses; it was not expected by the originators to give any return for the primary outlay. The 'Home' in Dudley Street, though a very modest undertaking, has saved from moral degradation many girls, who have been helped to comfortable situations by the visiting ladies. Refuges of this description might be multiplied in the poor districts of the metropolis, at the sacrifice of a small amount of primary outlay."

Since the passing of the Lodging House Act, a large number of Lodging Houses of various grades have been established, concerning which accurate information would be desirable; but the endeavours made to obtain it have had comparatively little success, on account of the disinclination of the owners to make their affairs known. On the whole, the impression obtained is to the effect that a few present, in both a social and a sanitary aspect, a very satisfactory degree of improvement, as compared with the former condition of things; but that the greater number will not bear the test of close inspection, either as to ventilation and other sanitary requirements, or as to the regulations and management, which are so essential in a social point of view.

Model Dwellings for Families.

We now come to the Model Dwellings for Families, that is to say Dwellings built according to those principles of economic and sanitary science, which have been so satisfactorily tested in the *models* erected for the purpose by pioneering Societies. Of these there are eighteen returns in hand, which we will

subdivide, for more convenient reference, into three sections, viz :—

A.—Urban Dwellings, with external galleries, of which there are four returns.

B.—Urban Dwellings, without external galleries, of which there are eleven returns.

C.—Suburban Dwellings, of which there are three returns.

A.—Urban Dwellings with External Galleries. (Table III.)

Mr. Eyton and myself are of opinion that the plan of External Galleries is, in many respects, the most suitable for meeting the requirements of the Industrial Classes, in populous districts; besides its advantages for health and convenience, it relieves the Building from the charge of House Duty, each tenement so approached and let at rents below the rateable amount, having been pronounced by the Judges to be a separate house with regard to taxation.

I think we can hardly point to a more satisfactory example of this system than the Model Dwellings in Streatham Street, (No. 1), erected by Mr. H. Roberts, for the Labourer's Friend Society. They return nearly 5 per Cent. In the basement there is a Wash-house and a Bath for the use of the tenants, and the quadrangular Court, overlooked by the External Galleries of the five-storied Building, serves as a drying ground, and as a play-ground for the children. The tenements consist chiefly of three Rooms. This establishment seems to be thoroughly appreciated by the tenants, whose apartments are kept exceedingly clean and tidy, and the general aspect of the Building betokens good management and order.

In the two Model Buildings for Families (Nos. 2 and 3), erected in Grosvenor Mews, by Mr. Newson, and of which one has been since purchased by the

St. George's Parochial Association, the accommodation consists mostly of two rooms per family, with coal cellar, etc. Some have three rooms.—The galleries differ from those of Streatham Street, in being supported by iron columns and girders, instead of brick piers and arches, whereby they have a decided advantage as to light and appearance. These Dwellings are perhaps susceptible of improvement in some details, but may nevertheless be ranked among the best and most comfortable of the kind that have been erected by private individuals.

The block No. 3 is much more advantageously situated than the other one; it stands by itself, and there is consequently a free circulation of air round it. The general appearance of the Building is very satisfactory. —Great credit is due to Mr. T. Callow, the Honorary Secretary of the St. George's Association, who has kindly undertaken the collecting of the rents and general supervision.

Independently of the two blocks in Grosvenor Mews, Mr. J. Newson has built in various parts of London, and on the same plan, three other sets of Dwellings, viz., in Bull's Head Court, King Street, Snow Hill, for twenty-four families; Bull Inn Chambers, Holborn Hill, for thirty-five families; and in Grosvenor Market, Hanover Square, for six families. The returns of all these Buildings are good.

The Model Dwellings in Eagle Court, Strand, belonging to the Strand Buildings Company, are partly on the external gallery system, and partly with an internal staircase. Though the rooms are small, the general arrangement of the Building reflects credit on the judgment of the Architects, Messrs. Morgan and Phipson.

The attention of the travellers on the South Western Railway, is frequently attracted by a Building near Lambeth Walk, erected on the external

gallery system, and in the general style of Model Dwellings, but somewhat disfigured by an appearance of dilapidation and neglect.

From a personal visit, I am induced to believe that the failure of this undertaking is either owing to some change in the resources of the locality, as to industrial occupation, or to some want of judgment in the selection of the site; a point to which the attention of persons intending to embark in enterprises of this nature cannot be too earnestly directed.—Whilst on this subject, I may be allowed to quote a passage from one of Mr. H. Roberts's Essays on the Improvement of the Dwellings of the Working Classes, which gives to persons in search of a building site, an accessory hint not to be disregarded: "The fact of property being inquired after by philanthropic persons, gives to it a fictitious value, and in numerous instances the object has thus been defeated, or the price paid for the property has been so high, that with the outlay for repairs, its net return is such as to discourage any further attempts of the same kind."

B.—Urban Dwellings without External Galleries. (Table IV.)

In glancing over the returns of this division, it will be seen that it comprises Buildings adapted to the requirements of two classes of the working population, which, following Mr. Roberts's denomination, we will call the better paid and the lower paid class; the former grade of Dwellings with rents ranging from about 5*s.* to 7*s.* 6*d.*, generally present, as might be expected, a better financial return. In the lower grade, with rents ranging from 2*s.* 6*d.* to 5*s.*, success is still practicable, but a greater amount of pains and ingenuity are required to accomplish it.

As far back as the year 1847, the Metropolitan Association erected in Pancras Square, Old Pancras

Road, a large block of Buildings (No. 1), which may still be considered as one of the best examples of the higher grade, above alluded to. The tenements, of which there are 110, consist mostly of three rooms; the site is a very eligible and healthy one, being open at the back, whilst the front recedes a little from the broad causeway in Old Pancras Road; the rooms are high, light, and airy. The tenants appear to be of a respectable character, and to appreciate the excellent accommodation afforded them, for many have been residents for several years. At the back of the Building there is a laundry and drying ground.

The other Family Buildings of the Metropolitan Association, do not essentially differ in their construction from the foregoing.

From the Ingestre Buildings (No. 3), more than one useful lesson may be learned. After nearly £3000 had been expended on them by the original proprietors, they were transferred in an unfinished state to the Metropolitan Association, without any reimbursement of that outlay, chiefly in consideration of the heavy ground-rent of £300 per annum, to which they are subject. In one respect however the selection of the site was not injudicious. The Buildings are situated in the midst of a very populous district, and near a locality where lucrative employment abounds; they are consequently almost always fully occupied, the tenants being for the greater part tailors, who work for the shops in Regent Street.

The Buildings in Bartholomew Close (No. 5), return to the Metropolitan Association a high rate of interest, about 6 per cent.; but here, as in the preceding case, we do not find a normal basis for financial calculation; for these Buildings were originally built to accommodate the Clerks of the Post Office, and the high return which they show in the accounts of the Association, is probably owing to the circumstances that they came into its possession on

very favourable terms. It is indeed a question whether they should not be considered as Renovated Buildings.

The important edifice erected in Portpool Lane, by the Labourer's Friend Society, under the name of "Thanksgiving Buildings," (No. 6), in commemoration of the removal of the Cholera in 1849, is well deserving of close inspection and study. Besides 20 family dwellings, there are 64 rooms appropriated as lodgings for 128 females, and which, I am assured, answer very well. This success is the more important because the experience obtained formerly here, as well as in Hatton Garden, showed a much greater difficulty in making establishments of this kind succeed with females, than with men. The public Wash-house, which forms an interesting part of these Buildings, is not included in the Tabular Statement. Though highly successful as a boon to the neighbourhood, it has been a loss to the Society, owing to frequent and expensive repairs in the fittings and engineering department; lately however its financial position has been so much improved that it may fairly be expected to become henceforward a source of profit.

The efforts of the Marylebone Association* have, generally speaking, been directed towards the requirements of the lower paid class of workmen, and this circumstance, to which in some instances must be added a rather high amount of expenditure for site and building, accounts for financial results which would be pronounced unsatisfactory, if they were not compensated for by a valuable moral influence on a class of the population much requiring improvement.

Stafford Buildings (No. 9), have a flat roof used for drying clothes; but many of the tenants appear to be ill-content with this arrangement, complaining of the smoke and soot, to which their linen is thus

* Office, 65, Marylebone Road, N.W.; Secretary, C. R. Stokes, Esq.

exposed. As however, flat roofs are a feature of some importance, in this and other points of view, and have been adopted by Alderman Waterlow, in the buildings which have of late drawn so much attention, it would be well to make further inquiries into the success of this mode of construction, both as to the possibility of rendering them at a moderate cost permanently impervious to wet, and as to the useful purposes to which they may be applied. One of these purposes, in the case of lofty Buildings, situated in crowded localities, and not erected on the external gallery system, is the serving as a play-ground for the children, whom it is satisfactory to find that the tenants of Model Dwellings are generally anxious to keep from the contamination of the streets. Of course, if space can be spared, it is most desirable to have an enclosed play-ground, like that in the Streatham Street Dwellings.*

Amongst the efforts to improve the Urban Dwellings of the lower paid class of Workmen, none are perhaps more suggestive than those accomplished by Mr. H. A. Darbishire, for Miss Burdett Coutts, in Columbia Square (No. 10); for Mr. Wm. Gibbs, in Rochester Buildings (No. 11), and still more recently for the Trustees of the Peabody Fund, near the Great Eastern Railway Terminus.

It was expected that when the fourth block of the Rochester Buildings should be completed, in July last, the whole concern would yield nearly 5 per cent. The interest yielded by the Columbia Square Buildings, is only about 2¼ per cent. This is partly occasioned by the heavy rates to which they are subjected, a portion of which, namely the house rent, would have been avoided, if they had been constructed on the

* Some interesting suggestions, in reference to the adoption of flat roofs as airing grounds, were communicated by Mr. Lewis André, to the Public Health Department of the National Association for the Promotion of Social Science, at its Edinburgh Meeting, and will be found page 568 of the Transactions of the Association for 1863.

external gallery system. It has been supposed that the gothic style introduced in the Columbia Square Buildings, and especially the Clock Tower, might have materially contributed to raise the outlay. I am informed that the Tower is not included in the outlay given in the Tabular Statement, and that had a plainer style of construction been adopted, the cost would have been reduced only by above £3,000. But there is another cause of financial depression which no one will regret, viz., that these Buildings include advantages of that kind which benevolence may offer as a boon, but speculation cannot expect to profit by. Thus, the fifth floor, instead of being composed of remunerative tenements, presents for the use of the inmates, two Club Rooms, two Wash-houses (one at each end), containing sixteen Coppers and Washing stations, space for drying clothes, &c.

It is obvious how beneficial it may sometimes be to offer advantages which may induce Working Men to submit to the wholesome regulations of a Model Establishment, and adopt habits of intellectual improvement and morality. In this point of view, it might be very desirable, that, at all events for some time to come, wealthy and benevolent capitalists should come forward, who would be content to forego a high rate of interest, for the sake of offering, more especially to the lower paid class of the working population, such benefits as have been conferred on them by Miss Burdett Coutts, with the enlightened assistance of Mr. Darbishire.*

I may here draw attention to an eligible means for enhancing the financial results of Urban Dwellings when they are erected in a populous thoroughfare, viz. the appropriation of the ground floor to such shops, of a desirable character, as the requirements of the

* I am glad to find that similar advantages are included in the plan now being carried out by that gentleman, for the Trustees of the Peabody Fund.

neighbourhood may suggest. This means has been resorted to with success by the Marylebone Association in their Lisson Grove property, where shops on the ground floor let for £35 per annum, and materially retrieve the indifferent returns of the upper stories.

It may be right to mention, that in the Model Dwellings in Vauxhall Walk, forming part of the property now belonging to the Prince of Wales, even the expedient of shops has proved unsuccessful; but this can be accounted for by the ineligibility of the situation, opposite some gas works.

Mr. Darbishire has adopted in the Columbia Square and Rochester Buildings, an expedient which is decidedly cheap, but which I fear is not likely to become popular. The internal walls are not plastered, but merely pointed neatly, and tinted with a warm distemper colour.

It has been proposed to line the internal walls with glazed bricks or tiles, but no method has yet been found for preparing and adapting them cheaply enough for the Dwellings of the Poor, and it is indeed questionable whether the plan, if practicable, would be acceptable. It would be better suited for the facing of London houses, which would gain greatly in appearance and cleanliness, as they could be easily kept pure from the influence of a smoky atmosphere by occasional ablutions.

Shortly after the publication of the list of returns in the Society of Arts Journal for December 25th, 1863, an interesting paper was sent in, giving the description of a block of Model Dwellings, erected for families of the Jewish persuasion, near the Great Eastern Terminus. This paper, which has been deposited with the returns in Mr. Twining's possession, well deserves perusal, but the establishment is of too recent a date to supply any statement of financial results, and is consequently omitted from the

Schedule. I fear that the house-tax will be found to weigh rather heavily on it, and I take this opportunity of again expressing a wish to see more generally adopted the very eligible means of avoiding this tax afforded by the External Gallery System. On the other hand the Directors have acted judiciously in appropriating to six shops the ground floor of the Building, which has a frontage of 90 feet in a wide and important thoroughfare. Each of these shops lets at 12*s.* per week, having a back parlour attached and two good rooms in the basement, besides cellars and other necessary conveniences.

The remainder of the Building comprises 29 tenements, which consist of three rooms, with scullery and every necessary requisite, and are let at rents ranging from 5*s.* to 6*s.* 6*d.*, being evidently intended for the better paid class of the industrial population. The occupants have the use of two enclosed spaces, which serve as play-ground and drying ground.

It is remarked, in the descriptive paper above referred to, that the extra expense of rendering ornamental the front of the Building and providing the tenements with useful and comfortable fittings, has not been more than 5 per cent. upon the total cost.

I have derived much satisfaction from a visit to this establishment, which I consider as reflecting much credit on the Architect, Mr. Collins.

C.—Suburban Dwellings.
(Table V.)

Between high-piled urban structures and rural cottages, there is an intermediate type of which numerous examples, constructed on Model principles, are showing themselves in the less populous districts of the metropolis, more especially in the suburbs, and which we may call Suburban Dwellings. They are

mostly built in long rows, with one story above the ground floor, the two floors forming either one tenement or two tenements with a distinct entrance. They have a good allowance of light and air, and frequently a little garden is attached.

All these advantages can be afforded for the same rental that is charged in Urban Buildings for far less eligible tenements, on account of the difference in the value of building sites, and because, at the same time, a much less substantial construction is required for low buildings than for lofty ones.

The importance of Suburban Dwellings as a boon to the London working population, is likely to be enhanced by the facilities for cheap and rapid locomotion afforded by the extension of Railway lines into the heart of the metropolis.

The Cottage Dwellings erected by the Metropolitan Association in Albert Street, Mile End New Town (No. 1), may, though situated in the urban district of Spitalfields, be considered as suburban in their character, and form indeed a very good type of this denomination of Dwellings. Their appearance with small gardens in front, is very neat and pleasing, and their successful financial results have induced the Association to erect some more, which will be shortly opened.

A still more interesting and more successful example has resulted from the praiseworthy efforts of Mr. W. E. Hilliard, who having come by inheritance to the possession of a number of miserable habitations, near the Shadwell Station of the Blackwall Railway, has replaced them by a whole street of Cottage Dwellings (No. 2), in imitation of the model, at once useful and ornamental, erected by Mr. H. Roberts, for the late Prince Consort, in Hyde Park, near the Exhibition Building of 1851.

The Cottages (No. 3) erected at Lower Norwood by Messrs. Arthur Allom, Architect, and George

Smith, Builder, present a feature of peculiar interest, inasmuch as they belong to a co-operative Building Company (Limited), of which the success is a great encouragement to further operations on this principle.

I may here suggest, that in the formation of Companies under the Limited Liability Act, for carrying out on a large scale in the metropolis, the improvement of the Dwellings of the working population, satisfactory results might be obtained by so constituting them, as to facilitate the participation of working men themselves as Shareholders.

Mr. Mortimer, Builder, of 47, Gresham Street, has erected at New Cross, some Suburban Dwellings, not noticed on the Schedule, no return having been sent in, but which I understand to yield a very good percentage, whilst they are in every way adapted to meet the requirements of various classes. I the more regret that I have not been able to visit these Dwellings, as they present certain features for which Mr. Mortimer has taken out a patent, including a central ventilating shaft, of which it would be well to ascertain the practical results.

Model Lodging Houses for Single Men. (Table VI.)

It reflects no small amount of credit on Mr. Henry Roberts, whose enlightened and disinterested exertions in carrying out, as Honorary Architect of the Labourer's Friend Society, the noble inspirations of Lord Shaftesbury, cannot be too highly appreciated, that the Model Lodging House erected by him in George Street as far back as 1847, when nothing of the kind existed in the metropolis, is still considered as good a type for imitation as is anywhere to be found. No one in fact who is about to engage in a similar undertaking would omit to pay it a visit, should circumstances allow. To persons at a distance,

useful information is conveyed by the Society's publications, which comprise plans and elevations, as well as descriptions and financial details of its various Model Buildings, and can be obtained by applying to the Secretary, Charles Payne, Esq., 21, Exeter Hall, W.C., to whom much credit is due for bringing the Society's accounts into a clear and satisfactory condition.

The remarkable Building known as the Metropolitan Chambers, is on a larger scale than the preceding; too large indeed, as it would seem, for the requirements of the locality, since of the 234 sleeping compartments which it contains, it is found that seldom more than 170 or 180 are occupied.

This discouraging result, and the effect which it naturally produces on the income of the establishment, is the more to be regretted, as the Directors of the Metropolitan Association have liberally, perhaps too liberally, provided this Building with everything that seemed likely to conduce to the comfort and intellectual improvement of the occupants.—Various details will be found in the Return, and in a memorandum annexed to it. Full information concerning this and the other Establishments of the Metropolitan Association, as well as useful "Suggestions on Improved Dwellings, for the Industrial Classes," will be readily supplied by Charles Gatliffe, Esq., Secretary, 19, Coleman Street, E.C.

Miscellaneous Remarks.

The following miscellaneous remarks and suggestions are partly prompted by the evidence in my hands, and partly derived from the experience of others, to whom these subjects have long been familiar.

I would not presume to point out the manner in which legislation might beneficially co-operate, in the

furtherance of Dwellings Reform, were it not that I have witnessed abundant proofs of the good results which have accrued from the Lodging House Act, and that I have opportunities for convincing myself that a small amount of legislative interference would operate most beneficially.

Deplorable evils still exist in houses let out in single rooms to families, they being unfortunately not reached by the 29th clause of the 18 and 19 Vict., cap. cxxi. (Nuisances Removal Act), and consequently still liable to that overcrowding, of which a Medical Officer of Health has thus spoken:—"Without doubt it is the worst of all unwholesome influences with which you have to deal, and until it is corrected you will never be secure from those outbursts of disease which appear to set all sanitary measures at defiance."

I believe that a slight amendment of the Act would very materially tend to remedy such a state of things, and be of great direct benefit to the lower paid class of the industrial population. It would moreover have the effect of diminishing the high profit which badly built and ill-conditioned houses are improperly made to produce, and would thereby favour the acquisition on reasonable terms, of old premises for being renovated, or replaced by Model Buildings.

A remarkable anomaly is presented in the Metropolis by the amount of bad property in good hands, many wealthy, and not a few really benevolent persons, possess premises of the most unsatisfactory description, from which unscrupulous tenants manage to derive, by sub-letting, large profits, of which a portion is regularly handed to the agent or solicitor, and by him as regularly accounted for to the owner, with perhaps an occasional deduction for repairs, &c. without the latter having any conception of what he is, so to say, harbouring under his wings.

Much good might be effected by investigating this state of things, and bringing it in a conciliatory manner under the notice of the parties most concerned, and if necessary under that of the Public.—Many a well-meaning proprietor would feel at once the responsibility of his ownership, and would either undertake himself the work of social and sanitary improvement, or would invite or facilitate the operations of societies specially constituted for Dwellings Reform.

The various examples of improved habitations for the Working Classes which have been established since the movement was originated, about 20 years ago, by Lord Shaftesbury and his friends, are quite sufficient, not only to prove that Dwellings Reform can be made remunerative, but also to show how this is to be accomplished by means varying according to the special wants and resources of the class and locality to be benefited. I trust that these results, which it was the main object of the Society of Arts Inquiry to bring into evidence, have been satisfactorily established, and that the time is come when we may hope to see the movement taken up and vigorously carried forward by that spirit of commercial enterprise which can alone do the work on a scale commensurate with the wants of our metropolis. Philanthropy will, of course, still retain the privilege of pioneering wherever it may be found necessary, and of supplying funds at a low rate of interest, for certain departments of the work, where peculiar objects are contemplated, or peculiar difficulties are to be overcome.

The present time offers in many respects, a favourable juncture for extended operations. Money, in a financial sense, is plentiful, and speculation is daily giving birth to less promising enterprises. The numerous railways proposed to be driven into the heart of the metropolis, will, as far as they may be adopted, not only open cheap and easy communications between the resort of labour and numerous open localities, suited for the erection of Suburban Dwellings, or may be of whole Suburban Villages, but they will involve the clearance of much space beyond that permanently required, and thus render a number of urban sites available for Model Buildings.

Nor is the increase of the great arteries of circulation limited to railway schemes; many other improvements of this nature are contemplated. They have hitherto been prompted by consideration of traffic and embellishment only, but the question naturally arises whether the principle of compulsory expropriation, on reasonable terms, for purposes of public utility, might not embrace schemes for opening, through some of the most densely populated and unhealthy districts of London, airy streets, combining with commercial and decorative features, those of sanitary and social improvement.

It is, of course, essential to the success of undertakings for the improvement of the homes of the people, that they should be appreciated and patronized by those for whose benefit they are intended; but ignorance, prejudice, and bad habits, are obstacles which there is often a disheartening difficulty to overcome, especially as regards the lower grades of the working population, whose homes are most in need of reform. It is therefore a very encouraging sign of the times to see the principles of economic and sanitary knowledge fast spreading under the influence of the Society of Arts, and of other bodies similarly interested in popular education, whilst Societies instituted for religious instruction are recognizing more and more the wisdom of preparing the soil where the seed is to be sown.—I understand that an active propaganda, in the shape of popular lectures, classes, &c., for diffusing practical notions about health and comfort, is being organized in connexion with the Twickenham Economic Museum and the Ladies' Sanitary Association.

Communications Desired.

Communications and advice founded on practical experience, will be gladly received on the following points, in addition to those suggested in other parts of this Report.

Dwellings and Lodging Houses erected or adapted by wealthy employers of labour, for the employed, and combining physical comfort, with means for intellectual improvement and desirable recreation. It is to be hoped that we may be favoured with the particulars of some of these establishments, which deserve every encouragement.

Results of various existing Building Societies, as regards the production of an improved class of Dwellings for the industrial population. Sinking Funds as an item in the accounts of old property taken on lease for adaptation and improvement, or of new Buildings erected on leasehold sites. As far as I can collect from the evidence hitherto supplied, this consideration seems in several instances to have been overlooked.

Arrangements for superintendence and their cost. Difficulties experienced as to enforcing the regular payment of rents, and which, in the case of the Labourer's Friend Society, have led to the employment of professional agents.*

Regulations which have been found by experience to secure, under discreet management, the desirable amount of moral and elevating influence over the tenants of Model Establishments, without obnoxious interference with their legitimate freedom of action.

Advantages of various kinds which may be afforded to tenements by the tenants themselves, or as accessory thereto, and which have been found effective in enabling Model Establishments to compete successfully with neighbouring houses offering nearly the same amount of comfort, and where an alluring laxity of moral discipline prevails.

* Messrs. Hammond and Eiloart, of 28, Chancery Lane, who have also undertaken the management of the repairs, and appear to conduct the whole to the entire satisfaction of the Society.

Arrangements successfully adopted for securing to the tenants of Model Buildings a supply of coals and other stores, on uniform and advantageous terms.

Results obtained by the recent improvements in Cooking Depots, especially with regard to the supplying of wholesome and palatable meals to families, on economical terms. A very interesting account of establishments instituted for this purpose at Grenoble, Linden, and Mulhouse will be found in a paper by H. Roberts, Esq., printed in the Transactions of the Social Science Association for 1863, and in the last quarterly number of the "Labourers' Friend," a magazine published by the Society for improving the condition of the Labouring Classes, generally known under the name of the Labourer's Friend Society.

Selection of grates, stoves and other appliances, for warming, cooking, and ventilating, adapted either for Model Buildings and Lodging Establishments, on a large scale, or for the small tenements of the poor. Towards the end of 1861, arrangements were begun by Mr. E. Chadwick and Mr. T. Twining, for a series of experiments for scientifically testing the power and relative advantages of various grates and stoves, for economic purposes. The arrangements were not completed, but a preliminary programme was prepared, which would, I have no doubt, be gladly communicated to any competent person willing to undertake experimental researches in this important matter.

Fire-proof construction; its best examples and their cost. Practical information would be very acceptable in reference to Fox and Barrett's Process, which is recommended on good authority for flooring, but which appears to have failed as regards the flat roof of the Model Lodging House in New Street

Mews, Dorset Square. It is also particularly desirable to have the results of experience as to the safety and durability of the patent Process used by Mr. Allen in building for Mr. Alderman Waterlow, and which I believe it is intended to adopt on an extensive scale.

Use of hoists for raising articles to the upper stories of lofty Urban Buildings.

It is very possible that additional returns may be sent in after the publication of the present memorandum. I shall be happy to review the information which they may afford and as far as possible to inspect the establishments to which they may refer.

I hope it will be understood, that, whilst I have endeavoured to classify the evidence already collected, and to point out with impartiality the features in which the several Model Establishments are most deserving of study and imitation, I have omitted such details as would have inconveniently swelled this Report, and can be better studied in the returns themselves. Many of these contain interesting and useful particulars, to which reference is made in the last column of the schedules. Together with a few plans and printed documents which have been sent in, they will remain deposited at Mr. Twining's Museum of Domestic and Sanitary Economy, which is unquestionably the most complete existing repertory of designs, models, articles, illustrations and information of every kind, for improving the homes of the People. It may be well to mention that it occupies a building purposely erected near the Twickenham Railway Station, which is accessible in half-an-hour by fast trains from the Waterloo Terminus. The curator, Mr. W. Freeman, is in attendance to supply oral explanations, on Wednesdays and Saturdays, between 2 and 5 p.m., and on other

days by appointment. All admissions are gratuitous, the Museum having been instituted purely for purposes of public advantage.

GEORGE C. RIGBY.

11, Portman Street, W.

April, 1864.

Copies of the forms prepared for the present Statistical Inquiry, will be supplied on application by P. Le Neve Foster, Esq., Secretary of the Society of Arts, John Street, Adelphi, W.C., to whom all communications should be addressed.

TABLE I.

RENOVATED HOUSES FOR FAMILIES.

	Designation of Property and Ownership.	Purchase or Rental.	Primary outlay for repairs and improvements.	Year for which returns are given.	Expenditure for Rent (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate percentage on Investment.	Miscellaneous Particulars.
No. 1	Wild Court, Drury Lane. 13 houses, 106 rooms. Labourer's Friend Society.	Rent £198	£3364 19 11	1862	£435 16 5	£626 19 9	£191 3 4	5⅝	Opened in 1855.—Weekly charges 1/6 to 5/.—Average population 336.—For occupations of Tenants see the Return.
No. 2	Tyndall's Buildings Gray's Inn Lane. (For detail of property see the Return). Labourer's Friend Society	Rent £240	£2699 11 0	1862	£537 12 3	£637 19 1	£100 6 10	3½	Opened in 1857.—Weekly charges 1/3 to 5/., Shops 10/.—Average population 301.—For occupations of Tenants see the Return.
No. 3	Clark's Buildings, Broad Street, St. Giles's. 11houses, 80 tenements.—Labourer's Friend Society.	Rent £275	£1161 10 5	1862	£465 11 4	£584 1 3	£118 9 11	10 1/10	Opened in 1856.—Weekly charges 2/. to 5/6.—Average population 226.—For occupations of Tenants see the Return.
No. 4	Gray's Buildings, Duke Street, Manchester Sq., 21 houses, viz: 20 rented and one freehold, 159 tenements. Marylebone Association.	....	.....	....	£787 7 7	£917 8 4	£130 10 9	....	Gradually opened since 1855.—Weekly charges 1/. to 3/6 per room.—For occupations of Tenants, statistics of illness, &c., see the Return.
No. 5	Charles Street, Lisson Grove. 5 houses, 25 tenements. Marylebone Association.	....	£600 0 0 (Including Purchase Money.)	....	£47 19 5	£87 15 0	£39 15 7	6¾	Only four houses are included in the financial data.—Each house bears a ground Rent of £3 3s.—Weekly charges 1/9 to 3/.—For various details see the Return.

TABLE II. RENOVATED LODGING HOUSES.

	Designation of Property and Ownership.	Purchase or Rental.	Primary outlay for repairs and improvements.	Year for which returns are given.	Expenditure for Rent (if any), Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate percentage on Investment.	Miscellaneous Particulars.
No. 1	Model Lodging House, Charles Street, Drury Lane. 82 beds. Labourer's Friend Society.	Rent £45	£1163 14 2	1862	£242 9 1½	£414 12 10	£172 3 8½	14 7/10	Opened in 1847. Charge 2/. per week, or 4d. per night. Average population 78, detailed in the Return.
No. 2	Hatton Garden Chambers, 76, Hatton Garden. 54 compartments. Labourer's Friend Society.	Rent £56	£1077 14 7	1862	£249 16 2	£337 13 0	£87 16 10	8 1/13	Opened in 1849. Weekly charges, 2/6, 3/. and 3/6. Average population 50, detailed in the Return.
No. 3	Soho Chambers, 36, Old Compton Street. 128 compartments. Labourer's Friend Society.	Rent £ s. 288 15	£1422 7 3	1862	£915 15 1 (Including £100 for Sinking Fund.)	£843 11 0	Loss on Income £72 4 1	Loss 5 per Cent.	Opened in 1851. Weekly charges, 3/6. Details of occupants and expenditure are given in the Return.
No. 4	Model Lodging House, Gt. Peter Street, Westminster. 105 beds. Lord Kinnaird and others.	....	.....	....	.....	.....	.....	....	Opened in 1846. Charge 1/6 per week or 3d. per night.
No. 5	Victoria Chambers, Victoria St., Westminster. 71 beds. Mr. Barry.	....	.....	....	.....	.....	.....	....	Opened in 1863. Charge 2/. per week or 4d. per night.
No. 6	Albion Chambers, Dean Street, Soho. 45 compartments. Mrs. Hill.	....	.....	....	.....	.....	.....	....	Charges 4/. to 6/. per week, or 1/. to 2/6 per night.
No. 7	Dormitory for Girls, Dudley Street, St. Giles's. 24 beds. Bible Society.	....	.....	....	.....	.....	.....	....	Charge 1/6 per week or 3d. per night.

TABLE III. URBAN DWELLINGS WITH EXTERNAL GALLERIES.

	Designation of Property and Ownership.	Architect.	Primary Outlay.	Year for which returns are given.	Expenditure for Ground Rent (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate percentage on Investment.	Miscellaneous Particulars.
No. 1	Model Dwellings, Streatham Street, George Street, Bloomsbury. 54 tenements. Labourer's Friend Society.	H. Roberts, Esq. (Hon. Arch.)	£8916	1862	£344 17 9½	£758 1 9	£413 3 11½	4⅝	Opened in 1850.—Charges from 2/. to 7/. per week.—Average population 221, detailed in the Return.—Staircase, floors and roof fireproof.
No. 2	Model Dwellings, Grosvenor Mews, Hanover Square. 32 tenements. Mr. J. Newson, builder.	Mr. J. Newson.	£3100	1862	£183 8 6	£380 0 0	£146 11 6	4¾	Charges from 3/6 to 6/ per week.
No. 3	Model Dwellings, Grosvenor Mews, 32 tenements. St. George's Parochial Association.	Mr. J. Newson.	.....	1862	£217 0 0	£375 0 0	£158 0 0	.....	Opened in 1853.—Charges from 3/6 to 5/. per week.—Sold by Mr. Newson to the Association.
No. 4	Strand Buildings, Eagle Court, Strand, W.C. 38 tenements. Strand Building Company.	Messrs. Morgan and Phipson.	£5000	1863	£238 11 11	£439 11 9	£200 19 10	4	Opened in 1858.—Charges 4/. to 5/6 per week.—The Return contains interesting details, including building prices.

TABLE IV. URBAN DWELLINGS WITHOUT EXTERNAL GALLERIES.

	Designation of Property and Ownership.	Architect.	Primary Outlay.	Year for which returns are given.	Expenditure for Ground Rent (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate Percentage on Investment.	Miscellaneous Particulars.
1	Pancras Square, Old Pancras Road. 110 tenements (420 rooms). Metropolitan Association.	Mr. Moffatt.	£18,306 1 3	1862	£645 11 5 (Including £35 for Sinking Fund.)	£1,625 10 7	£979 19 2	5½	Opened December, 1847.—Charges 4/ to 6/6 per week.—For details of construction, expenditure, occupants, &c., see the Return.
No. 2	Metropolitan Buildings, Albert St., Mile End New Town. 60 tenements (234 rooms) Metropolitan Association.	Wm. Beck, Esq.	£11,365 11 8	1862	£426 17 5	£795 0 9	£368 3 4	3 1/16	Opened May, 1850.—Charges 4/. to 6/. per week.—For details of construction, expenditure, occupants, &c., see the Return.
No. 3	Ingestre Buildings, New Street, Golden Square. 60 tenements (224 rooms). Metropolitan Association.	C. Lee, Esq.	£9,852 6 3	1862	£783 9 2 (Including £17 for Sinking Fund.)	£1,174 11 6	£391 2 4	4	Opened December, 1854.—Charges 6/. to 7/6 per week.—For details of construction, expenditure, occupants, &c., see the Return.
No. 4	Nelson Square, Bermondsey. 108 tenements (408 rooms). Metropolitan Association.	C. Lee, Esq.	£23,051 18 2	1862	£498 4 8	£1,573 7 0	£1,075 2 4	4⅝	Opened July, 1855.—Charges 4/. to 6/9 per week.—For details of construction, expenditure, occupants, &c., see the Return.
No. 5	Albion Buildings, Bartholomew Close. 20 tenements (40 rooms). Metropolitan Association.	.....	£2,381 1 1	1862	£92 15 6	£253 0 9	£160 5 3	6¾	Opened January, 1855.—Charges 4/. to 5/. per week.—For details of construction, expenditure, occupants, &c., see the Return.

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TABLE IV. (Continued.) URBAN DWELLINGS WITHOUT EXTERNAL GALLERIES.

	Designation of Property and Ownership.	Architect.	Primary Outlay.	Year for which returns are given.	Expenditure for Ground Rent (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate Percentage on Investment.	Miscellaneous Particulars.
No. 6	Thanksgiving Buildings, Portpool Lane, Gray's Inn Lane. Mixed accommodation. Labourer's Friend Society.	H. Roberts, Esq. (Hon. Arch.)	£12,674 7 10	1862	£708 9 8	£966 7 11	£257 18 3	.....	Opened in 1851. — For charges and details in general, see the Return.—The figures here given do not include the Washhouse.
No. 7	Christ Church Buildings, Lisson Grove North. 31 tenements. Marylebone Association.	W.G. Habershon, Esq.	£2,124 0 0	1862	£153 1 11	£179 15 3	£26 13 4	1¼	Opened in 1855.—Charges per week:—Single rooms 1/9 to 2/9; double rooms 3/6
No. 8	Lisson Buildings. Lisson Grove North. 28 tenements. Marylebone Association.	W.G. Habershon, Esq.	£3,852 0 0	1862	£178 10 8	£326 17 6	£148 6 10	4	Opened in 1856.—Charges 3/6 to 5/. per week.—For details and remarks, see the Return.
No. 9	Stafford Buildings, Stafford Street, Lisson Grove. 19 tenements. Marylebone Association.	W.G. Habershon, Esq.	£3,200 0 0	1862	£102 16 9	£190 18 0	£88 1 3	3	Opened in 1858.—Charges 3/6 to 5/. per week.—For details and remarks, see the Return.
No. 10	Columbia Square, Charles Street, Hackney. 183 tenements (390 rooms). Miss Burdett Coutts.	H. A. Darbishire, Esq.	£43,000 0 0 (Exclusive of site which was cheap.)	1862	£656 13 2	£1,644 2 8	£987 9 6	2¼	Opened 1st block 1859, 4th block 1861.—Charges 2/. to 5/6 per week.—For copious details and remarks, see the Return.
No. 11	Rochester Buildings, near Victoria St., Westminster. 168 tenements. W. Gibbs, Esq.	H. A. Darbishire, Esq.	.....	.....	.....	.....	.....	.....	Opened 1st and 2nd block 1862, 3rd and 4th 1863.—Charges 2/3 to 5/. per week.—For copious details and remarks, see the Return.

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TABLE V.

SUBURBAN DWELLINGS.

	Description of Property and Ownership.	Architect.	Primary outlay.	Year for which returns are given.	Expenditure for Ground Rent, (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate percentage on Investment.	Miscellaneous Particulars.
No. 1	Albert Cottages, Albert St., Mile End, New Town, 33 tenements. Metropolitan Association.	C. Lee, Esq.	£6,371 4 1	1862	£159 2	£480 14 3	£321 12 3	5¼	Opened August, 1858.—Charges 5/. to 5/6 per week.— The latter charge, which is for the ground floor, includes the use of back yard.—For various details, see the Return, to which is added a memorandum.
No. 2	Cottage Dwellings, Cowley Street, near the Shadwell Station. 112 tenements. W. E. Hilliard, Esq.	.....	£13,643 0 0	....	.....	.....	.....	between 6 & 7	Charge 6/. per week.
No. 3	11 Cottages, Lower Norwood. Co-operative Building Company (Limited). Capital £5000 in 500 shares of £10 each.	A. Allom, Esq., Architect. Mr. Geo. Smith, Builder.	£1,687 8 6	1862-3	.....	.....	.....	8	Opened April, 1863.—Charge 6/6 per week.—Mr. Allom is preparing designs for fourteen additional Cottages.

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TABLE VI.

LODGING HOUSES FOR MEN.

	Designation of Property and Ownership.	Architect.	Primary Outlay.	Year for which returns are given.	Expenditure for Ground Rent (if any) Rates, Taxes, Management, &c.	Gross Income.	Net Income.	Approximate percentage on Investment.	Miscellaneous Particulars.
No. 1	Model Lodging House, George St., Bloomsbury. 104 sleeping compartments. Labourer's Friend Society.	H. Roberts, Esq., Hon. Architect.	£6,426 14 2	1862	£431 7 1	£669 7 6	£238 0 5	3 7/10	Opened in 1847.—Charge 2/6 per week.—A few details including trades of occupants are given in the Return.
No. 2	Metropolitan Chambers, Albert St., Mile End New Town. 234 sleeping compartments Metropolitan Association.	W. Beck, Esq.	£13,772 7 3	1862	£999 2 7	£1,160 8 6	£161 5 11	1 1/6	Opened in December, 1849,—Charge 2/6 per week.—Average occupancy 173.—For details of construction, expenditure, occupants, &c., see the Return and the papers annexed.

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Appendix.

LIST OF MODEL AND RENOVATED DWELLINGS IN THE METROPOLIS AND SUBURBS, NOT INCLUDED IN THE REPORT FOR WANT OF SUFFICIENT INFORMATION.

Langbourn Buildings, Finsbury, erected for Mr. Alderman Waterlow, by Mr. Matthew Allen.
Model Dwellings in Bagnigge Wells, erected by the Labourer's Friend Society, and now the property of the Right Hon. William Cowper, M.P.
Onslow Model Dwellings; Architect, C. J. Freake, Esq.
Model Dwellings, New Street Mews, Dorset Square, belonging to S. H. Harlowe, Esq., of North Bank, St. John's Wood. (See subjoined notes.)
Model Dwellings at Hampstead, belonging to Messrs. J. & Hugh Jackson, Solicitors.
Model Dwellings of the London Labourers' Dwellings Society; Secretary, Dr. W.A. Greenhill. (See PUBLICATIONS.)
Albion Chambers, 27, Castle Street, Holborn; proprietors, Messrs. Evans, King, and Whitaker.
Model Lodging House, 3, Brown's Buildings, Kensington.
Electric Telegraph Companies' Boarding House, 3, Albion Place, Blackfriars Road.
Albert Institution, Gravel Lane, Southwark.

SUPPLEMENTARY NOTES.

The following NOTES have come to hand too late for the Report.

Langbourn Buildings, Finsbury, erected for Mr. Alderman Waterlow, by Mr. Matthew Allen.

The external appearance of these Buildings is pleasing; they are on the external gallery system, but the doors of the tenements do not, as usual, open directly on the gallery. There

is a recess or lobby (about six feet in length), on each side of which is the entrance to two tenements. This arrangement I think a good one, for whilst it gives the tenements an appearance of privacy, it probably renders them less draughty. The charge for a tenement of two rooms is *5s.*, and for one of three rooms *6s. 6d.*, or *7s.*; so that this Building belongs to the category of dwellings for the higher paid class of the industrial population.

The rooms of the two-roomed tenements are rather small and somewhat irregular in shape. The accessories appear good and well arranged. The terrace roof is impervious to wet, but in this instance, as in Stafford Buildings, the tenants seem to object to it for drying clothes, on account of their being exposed to the smoke and soot. It is also, I think, objectionable as a playground; children being apt to seek amusement in throwing things on passers by in the street.

The general internal appearance of the Building is very satisfactory, and the tenants, who appear to be of a respectable class, take a pride in keeping their tenements clean and tidy.

G. C. R.

Model Dwellings, New Street Mews, Dorset Square, belonging to S. H. Harlowe, Esq., of North Bank, St. John's Wood. Architects, Messrs. Garland and Christopher.

Erected in 1849 on a site previously occupied by old workshops. The ground is leasehold; 55 years to run.

There are 18 tenements of two and three rooms each, which let at *3s. 6d.* to *5s.* per week.

Cost of Building and Extras	£2200
New Roof	£250
Ground Rent and Premises were purchased at a cost of	£1300
Gross Receipts for 1863	£206 17 6
Net Receipts	£131 0 0

There are two yards for drying clothes, with wash-house. In one yard are conveniences for men, and in the other for women and children. Besides an abundant supply of water from the main, there is a well of spring water in one yard and a tank for rain water in the other.

This Building was the first erected in the metropolis on Fox and Barrett's fireproof principle, with iron girders and concrete and cement floors. In the bedrooms wooden floors

have been since laid down, because the cement was cold to the feet. The flat roof proved a failure, and although many suggestions were made and some plans tried in order to render it impervious to wet, it had to be removed and replaced by a ridge and furrow slate roof, at the cost above mentioned.

C. R. S.

DESIGNS AND DOCUMENTS.

Among the Designs, Models, and other means of information adverted to in page 34, as being open to inspection at the Twickenham Economic Museum, are the following:

URBAN DWELLINGS.

Six large water-coloured Drawings of the Buildings erected for the Labourer's Friend Society, by Henry Roberts, Esq., Honorary Architect.—Small Woodcuts and Plans of the same, with explanatory text.

Illustrated Explanations of the improvements effected by the Labourer's Friend Society in Wild Court, and Tyndall's Buildings.

Plans of various buildings belonging to the Metropolitan Association for the improvement of the Dwellings of Industrial Classes. Also a series of tracings of working details on a large scale.—Model of one of the *Flats*, at the Metropolitan Buildings, Old St. Pancras Road.

Plans, Elevation, and Description of the Sanitary Dwellings for the Industrial Classes, designed by Mr. M. Allen, for Mr. Alderman Waterlow.—Model of one of the *Flats*.

Plan, Photograph, and Description of the Dwellings for the Labouring Classes, at Kingston-upon-Hull. Designed by Henry M. Eyton, Esq., Architect.

Plans, Elevation, and Description of the Northumberland Buildings, erected in Toxteth Park, by the Liverpool Labourers' Dwellings Company.

SUBURBAN AND RURAL DWELLINGS.

A full series of Mr. Roberts's Designs, including those prepared for the Labourer's Friend Society; for the Windsor Royal Society; for H. R. H. the late Prince Consort, &c.; with various specifications, and other explanatory matter.

Working Drawings of five plans, prepared by Mr. Edward

Baxendell, and carried out by the Redhill and Reigate Cottage Improvement Society, with complete estimates of the building Ironmongery required for each, illustrated by a series of the articles, as supplied by Messrs. Hart & Son.

Plans and Specifications of the County of Kent Labourer's Friend Society.

Drawings and Descriptions of Mountjoy Cottages, Copford, Essex, erected for the Rev. Peter A. L. Wood, by Henry M. Eyton, Esq., Architect.

Photographs of Labourers' Dwellings, near Meadow Road, Leeds, erected by F. Ambler, Esq., Architect.

Series of Plans, Details and Specifications, published by the Association for the improvement of Labourers' Dwellings in Scotland.

Numerous series of Cottage Plans from the "Builder."

Stevens's Cottage Plans and Specifications.

Detailed Drawings and Specifications, by Thomas Chambers Hine, Esq.

Plans and Text by P. Thompson, Esq.
Do. by John Vincent Esq.
Do. by G. A. Dean, Esq.
Do. by Edward Akroyd, Esq.
Do. by W. Bardwell, Esq.
Do. by Vincent Bernard, Esq.
Do. by Bruce Allen, Esq.

N.B.—Various additions are expected.

FOREIGN DESIGNS.

The "Cités Ouvrières" of Mulhouse.

Building erected by the Dwellings Improvement Society of Frankfort. With German Text.

The Dwellings of the Working Classes and of the Poor. With German Text. Berlin.

Plans for Model Cottages, published in the "Musée Populaire," Brussels.

Plan and Specification of the Dwelling erected in the Exhibition of Domestic Economy, at Brussels, in 1856.

Existing and proposed Dwellings for the Poor in Norway. With text in the Norwegian language.

MODELS.

A series of card-board Models of the most interesting designs for urban and rural dwellings, on a scale of ¼-inch to the foot, is in progress.

Publications.

Regulations adopted at various model establishments in the metropolis.

Reports, financial schedules and other documents of the Labourer's Friend Society, the Metropolitan Association, the Marylebone Association, the St. George's Parochial Association, the Strand Buildings Company, the London Labourers' Dwellings Society, the Hastings Cottage Improvement Society, the Association for the improvement of Labourers' Dwellings in Scotland, &c., &c.

Various Pamphlets on the improvement of the Dwellings of the Labouring Classes, by Henry Roberts, Esq.; Sir John Stuart Forbes, Bart.; Alexander Thomson, Esq., of Banchory; the Rev. Charles Girdlestone, M.A.; John Taylor, Jun., Esq., and others.

London Shadows, by George Godwin, Esq., F.R.S.

Strangers' Homes. (Description of the Model Lodging Houses of London.)

Files of the Labourer's Friend Magazine.

N.B.—Indications of other publications on Dwellings Reform, Improved Building Processes, Warming, Ventilating, &c., will be found in the "Handbook of Economic Literature, or descriptive Catalogue of the Library of the Twickenham Economic Museum," of which copies may be had on application at the Society of Arts.

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